

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**Monday, August 28, 2006
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200636 – McDonald's Corporation for a special permit to construct a McDonald's restaurant on property located at 135 West Road, APN 037-005-0086 in a PC Zone. (Continued from the July 24, 2006 meeting)
2. #Z200634 – William Mandell for a special permit to construct a 2040' convenience store on property located at 194 Windsorville Road, APN 009-067-0000 in a C Zone. (Continued from the July 24, 2006 meeting)
3. #Z200632 – Nutmeg Industrial Park, LLC for site plan modification to modify paved parking lot to gravel parking lot on property located at 7 Nutmeg Drive, APN 017-022-0006. (Continued from the July 24, 2006 meeting)
4. #S200607 – James Gessay & Robert Ludwig for a 2 lot resubdivision on property located on Kibbe & Porter Roads, APN 122-030-0000 in an AA Zone.
5. #Z200628 – Steve Moser for a special permit for a detached 2 car garage addition on property located at 61 Wapping Wood Road, APN 005-004-0000 in an AA Zone.
6. #Z200640 – Eliud Sanchez for a special permit for a 2400 sq. ft. martial arts facility on property located at 175 West Road, APN 055-045-0000 in a PC Zone.
7. #Z200641 – Mark Kentfield for a special permit for a liquor store on property located at 12 Main Street, APN 064-003-0000 in a C Zone.
8. #Z200629 – Frank & Debbie Lepri for site plan approval for a coffee shop on property located at 291 Somers Road, APN 083-013-0000 in a C Zone.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS:

1. #S200608 – Pioneer Builders of Ellington, Inc. for a subdivision modification and modification of conditions of the Middlefield Estates Subdivision to eliminate the requirement for sidewalks along Middle Road, APN 043-007-0000 in an AA Zone.

2. #Z200638 – Daryl & Rick DeCarli for site plan approval to construct two barns and a riding arena on property located at 189 Sadds Mill Road, APN 100-008-0000 in an I & RA Zone.
3. #Z200639 – Brent Moser for site plan approval to erect a morton building for storage on property located on Lower Butcher Road, APN 018-020-0000 in an IP Zone.
4. Request from Robert Dietrich to allow the Town Planner to approve changes to landscaping at the Center Village project located on 22 Maple Street (#Z200522).
5. Request for a 5 year extension to complete subdivision improvements for the Crystal Ridge Subdivision (#S200113)
6. Request for final approval for phase 2A of Crystal Ridge Subdivision (#S200113).
7. Request for final approval for Angel Trace Subdivision (#S200503).
8. Request for two 90-day extension to file mylars on the land records for Webster Road Subdivision (#S200515).
9. Request for a final 90-day extension to file mylars on the land records for REM Motors Subdivision (#S200511).
10. Request for a second 90-day extension to file mylars on the land records for Brooks Crossing Developers, LLC (#S200509).
11. #Z200642 – Craig, Gary, Kurt & Derek Sullivan for a special permit for 1 rear lot in conjunction with a 2 lot subdivision on property located at 74 Hoffman Road, APN 120-026-0000 in an A & RA Zone. (RECEIPT ONLY)
12. #S200609 - Craig, Gary, Kurt & Derek Sullivan for a 2 lot re-subdivision on property located at 74 Hoffman Road, APN 120-026-0000 in an A & RA Zone. (RECEIPT ONLY)

VI. ADMINISTRATIVE BUSINESS:

1. Discussion of risk associated with ex parte communications by the commission.
2. Set the effective date for the zone change from AA to MF on property located at 160 Windermere Avenue, APN 026-002-0000 & 026-002-0033.
3. Discussion to clarify conditions of approval for propane dispensing station at Lee's Auto, 161-171 West Road.
4. Discussion regarding Skips, Inc. (Tabled from the June 26, 2006 meeting)
5. Discussion regarding revisions of zoning regulations. (Tabled from the June 26, 2006 meeting)
6. Approval of Meeting Minutes:
 - a. June 26, 2006 Regular Meeting Minutes, June 22, 2006 Special Meeting Minutes, August 15, 2006 special meeting minutes.
7. Correspondence:
 - a. Wednesday, August 9, 2006 Design Review Board's comments and minutes.
 - b. Letter to Robert Dietrich from Robert Phillips dated 8/8/06. (Center Village)
 - c. Thursday July 6, 2006 Design Review Board's comments and minutes.
 - d. Letter to Lee's Auto Ranch from Lisa Houlihan dated 7/10/06. (171/161 West Road)
 - e. Letter to Robert Phillips from the Town Attorney dated 7/5/06. (Notice to Abutters)
 - f. Letter to Dana Steele from Robert Phillips dated 6/28/06. (Comments from 6-26-06 PZC meeting)
 - g. 2006 Plan of Conservation.

VII. ADJOURNMENT: